

DESIGN REVIEW COMMITTEE

Summary Staff Report

CASE NO. DRC-06-15 **MEETING DATE:** May 19, 2008 **AGENDA NO** _____

PROJECT DESCRIPTION: Conversion of an existing 28-unit apartment complex to a 28-unit condominium complex

PROJECT NAME AND LOCATION: 615 Moss Street

APPLICANT: Moss 28 LLC
C/O Southwest Equity Partners
676 Second Street
Encinitas, CA 92024

PROJECT ENGINEER/ARCHITECT: Anthony-Taylor Consultants
304 Enterprise Street
Escondido, CA 92029

ASSESSOR PARCEL NUMBER: 618-110-28-00

GENERAL PLAN DESIGNATION: RH, Residential High

ZONE: R-3, Apartment Residential

STAFF CONTACT: Caroline Young, Assistant Planner

ENVIRONMENTAL STATUS: The Environmental Review Coordinator has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has determined that the proposed project qualifies for a Class 1 (k) categorical exemption pursuant to Section 15301 (existing facilities) of the State CEQA Guidelines. Thus no further environmental review is necessary.

RECOMMENDATION: Approve the project subject to the conditions noted in draft Notice of Decision attached to this report.

BACKGROUND:

In 1985, the County of San Diego approved the 28-unit apartment complex. In 1988, the property was annexed into the City of Chula Vista jurisdiction. On September 9, 2005, the applicant submitted applications for Design Review and a Tentative Subdivision Map to convert the existing

28-unit apartment complex to condominiums. Over the past three years the project has been placed on hold by the applicant for various reasons. In May 2006 the owner hired a new company to assist in processing the application. The Tentative Subdivision Map will be considered by the Planning Commission on May 28, 2008 and the City Council will consider the Tentative Subdivision map on July 8, 2008.

PROJECT SETTING

The subject property is located at 615 Moss Street, just west of the intersection of Broadway and Moss Street in the Southwest area of the City. It is surrounded by the commercial properties to the north and east, a mixed-use project to the south, and single-family homes located to the west.

Summary of Surrounding Land Uses

<u>General Plan</u>	<u>Zoning</u>	<u>Current Land Use</u>
Site: Residential High	R-3, Apartment Residential	Apartments
North: Mixed-Use Residential	CTP, Commercial Thoroughfare	Vacant Lot/Restaurant
South: Mixed-Use Residential	CCP, Central Commercial	Condos/Office Bldg
East: Mixed-Use Residential	CTP, Commercial Thoroughfare	Retail
West: Residential Low Medium	R-1, Single-Family Residential	Single-Family Homes

PROJECT DESCRIPTION

The project consists of the conversion of a 28-unit apartment complex into condominium units. The existing units consist of 28 2-bedroom/2 bath units, approximately 796 sq. ft. As part of this project, the Applicant proposes to retain 20 2-bedroom units and convert 8 of the units to a 1-bedroom unit to comply with parking requirements. The site plan features two-story rectangle shaped buildings, one with 12 units and the other with 16 units.

The applicant proposed to construct minor exterior structural changes to the building listed below:

- Extending the patio/balcony for each unit in order to meet the minimum 60 sq. ft. size requirement and to also add an additional storage area in the 2-bedroom units to meet the storage requirement;
- Replacing the roof;
- Repairing and replacing fences;
- Painting the building, fences and stairways;
- Repair and resurface the parking lot;
- Provide enhanced paving around the pool area and in front of each driveway entrance;
- Repair and relocate sidewalks;
- Provide new landscaped areas and upgrade existing landscaped areas;
- Build private yards for two of the units in the rear;
- Remove fencing along the front of the property;
- Relocate and build a new monument sign;

- Relocate and enlarge the trash enclosure;
- Upgrade lighting; and
- Replace the washing and drying machines in the laundry rooms.

The applicant proposed to construct minor interior improvements to the each unit listed below:

- Provide new carpet, tiles, doors, windows, paint, hardware, fixtures, kitchen appliances, countertop and cabinets, lighting;
- New storage area inside the 2-bedroom units;
- Extension of the patio/balconies as mentioned above;
- New noise wall between the units;
- Removal of an interior wall to create an enlarged living room/den area in order to convert the eight units from a 2-bedroom unit to a 1-bedroom unit; and
- New water heaters, cooling and heating units.

A more complete list of proposed improvements is included in Attachment 3, Interior and Exterior Upgrades.

Compliance with Development Standards

The following Project Data Table shows the development regulations along with the applicant's proposal to meet said requirements:

DEVELOPMENT REGULATIONS	
Required	Proposed/Existing
Building Setbacks: Front: 15' Side: 5' & 5' Rear: 15'	Building Setbacks: Front: 64' Side: 14' & 9' Rear: 24'
Building Height: 28'/45'	Building Height: 28'
Parking Requirement: 1 Bedroom Units (1.5 per Unit)= 12 2 Bedroom Units (2 per Unit)= 40 Total: 52	Parking Provided: 1 Bedroom Units= 12 2 Bedroom Units= 40 1 Motorcycle Parking= 1 Total: 53
Open Space: 400 sq. ft. per unit/11,200 sq. ft.	Open Space: 708 sq. ft. per unit/19,845 sq. ft.
Storage: 200 cu. ft./2 bedroom unit 150 cu. ft./1 bedroom unit	Storage: 210 cu. ft./2 bedroom unit 163 cu. ft./1 bedroom unit

STAFF ANALYSIS

A condominium conversion project must satisfy certain City Code requirements including the Chula Vista Design Manual, Chapter 19.28 and Chapter 15.56 of the Chula Vista Municipal Code (CVMC), and other regulatory documents. The following paragraphs discuss some of the major requirements, such as: open space, landscaping, trash and recycling, and architecture in more detail.

A. Open Space

Common and private usable open space is required for all multiple family projects (CVMC 19.28.090) (Design Manual, Page II-3).

CVMC Section 19.28.090 requires 400 sq. ft. of common usable open space per unit; therefore, the project must provide a minimum of 11,200 sq. ft. of open space. The existing open space consists of 19,845 sq. ft., which includes both public and private open space. This area includes landscaping in the front yard area, along the western property line, various areas surrounding the building, and in rear of the property. There is also a swimming pool and a coin operated laundry facility located in the center of the site. Each unit has a minimum 69 sq. ft private porch or balcony, and two of the units located near the rear of the lot have a large enclosed private open space (see Attachment 5, Project Plans).

B. Landscaping

All areas not covered by structures, drives, parking or hardscape should be appropriately and professionally landscaped. Landscaping should generally constitute no less than 15 percent of the gross site area, and a minimum of 10 percent of parking areas (Design Manual, Page II-15).

The applicant proposes to add additional landscaped areas throughout the site and upgrade the existing landscaping as necessary. A total of 31% of the site is landscaped with a total of 20% of the parking area landscaped, which exceeds the minimum requirements. Currently, there are no landscaped areas within the parking lot area. The applicant proposes to add tree diamonds every 5 or 6 parking spaces, vines along the perimeter fence, and landscaped nodes at the ends of parking aisles. Vines and other planting will be provided around the new trash enclosure. Enhanced paving is also added along both entrances to the site and within the swimming pool area. The landscaped area along Moss Street is enhanced to provide mounding and additional planting to screen the parking areas beyond. Sidewalks adjacent to the parking area are being relocated and the existing landscaping has been adjusted accordingly.

C. Trash and Recycling

Trash storage must be fully enclosed and incorporated within the main structures or freestanding enclosures (CVMC 19.58.340.)... Common enclosed storage for projects of five or more units should be provided in enclosed dumpsters at the recommended rate of one standard dumpster for every 12 units or increment thereof (Design Manual, Page II-8).

Currently there are two separate trash enclosures each containing one trash bin with several recycling bins placed outside one of the enclosures. The project proposes to consolidate the two bins and provide one large trash enclosure that meets the current regulations. The trash enclosure will now be fully enclosed with a sloped roof and stucco painted walls to match the existing building, steel door, and vines provided around the trash enclosure. The trash enclosure will be located along the western property line near the front of the lot.

D. Architecture

All major and minor structures should share a common architectural theme and design characteristics to provide an architectural unity for the total project (Design Manual, p. IV-11).

Materials for multiple family projects should be durable and require low maintenance... Color is often underestimated as a component of project design. The color palette should be selected carefully. Variations in shade or tone can be used to enhance form and heighten interest. (Design Manual, p. IV-13)

Condominium projects shall comply with the guidelines of the Design Manual of the City, and shall be reviewed by the design review committee... Notwithstanding the provisions of this subsection, the property shall not be required to make major structural or spatial changes to existing building. (CVMC 15.56.020(G)).

The project proposes minor alternations to the buildings facade by adding additional area to the patio and balcony area, repainting the building, and replacing the existing roof. The proposed extension of the patio and balcony areas will mimic the existing columns currently shown in areas adjacent to the patio or balcony areas. Currently, the main color of the building is off-white with a light blue color on the columns, patio, balcony, and roof trim. The main color of the building will be repainted to a "light sand" color with a "brass bucket" color for the columns, patio, and balcony areas, and a "Gristmill" color for the roof trim. The roof will be replaced with a new composition shingle roof with an "Amber" color with a new trim painted with the "Gristmill" color. A color and material board will be provided at the Design Review Committee meeting for the members to review.

Per Chula Vista Municipal Code, Section 15.56.020(G), the property owner shall not be required to make major structural or spatial changes to existing buildings in order to comply with the guidelines of the City's Design Manual. This project's proposed changes, as submitted by the Applicant, do not appear to be major structural or spatial modifications to the existing buildings and will improve the building's appearance.

CONCLUSION

This project is consistent with the Multi-Family Residential (R3) Zone, General Plan designation of Residential High, Design Manual, Landscape Manual, and all other applicable codes and regulations of the Municipal Code. Therefore, staff recommends that the Design Review Committee approve the project subject to conditions noted in the attached Notice of Decision.

Attachments:

1. Locator Map
2. Draft Notice of Decision
3. Interior and Exterior Upgrades
4. Disclosure Statement
5. Project Plans

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